



€149950 - Civray Property For Sale. Town Centre Location With Enclosed Gardens



Agent Info

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Specialties:	
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Listing details

Property for:	Sale
Price:	EUR 149,950

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
Posted:	Feb 05, 2025

Description:

Town centre, South-facing property with a basement, 2 bedrooms and a large bright living room. An enclosed garden with fruit trees. Close to shops, restaurants, schools (from infant school to college) and beautiful green spaces next to the Charente River for walks. The house benefits from double glazing, mains drainage and 2 boilers (a heat pump and oil fired boiler).

On the ground floor:

- Living room (37m²): laminate flooring, pellet stove (brand 'Jotul'), possibility of creating a third bedroom with a simple partition (3rd bedroom previously there). 3 patio doors onto the balcony.
- Entrance (7m²): laminate flooring, cupboard
- Fitted Kitchen (12m²): tiled floor, 2 windows
- Shower room: (8m²); tiled floor, WC, shower, hand basin



-Bedroom 1 (13m2): parquet flooring

Basement: (Possibility of creating an independent apartment)

-Oil boiler & heat pump and a wine store

-Summer kitchen (15m2): concrete floor, heated

-Bedroom 2 (13m2): parquet flooring, heated

Exterior:

-Tiled driveway

-Tiled terrace

-Enclosed garden with fruit trees

-All on a total plot size of 995m2

Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Built: 1960

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	105 sq m
Lot Size:	995 sq m

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
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Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Contact information

IMLIX ID:

IX6.644.991

